

HUGHES News

Building Space For Business Since 1981

Spring 2006

A Quarter Century Brings A Lot Of Changes

April 26th of this year marks the 25th anniversary of Joseph Hughes Construction!

Outside of the obvious changes and evolution the business has gone through, from a dog and a pickup in 1981 to a \$30 million company, let's look at the changes in technology that have changed our industry.

In 1981, faxes were just coming on the scene. Voice and digital pagers were available but not universally used. I remember guys saying they wouldn't carry one because they "don't trust 'em" and other guys thought they were "too complicated"! When you got a page, you had to pull into the nearest 7-Eleven and hope the phone wasn't being used by someone. When was the last time you made sure you had change in your pocket for phone calls?

Cell phones came out in the late '80s. The ones that weren't hard wired to your car had a box the size of a car battery that had to be carried around. Soon, Motorola was making the phone that was the construction standard for a few years, a big grey thing we called the "brick." You could drop it and it still worked!

Safety has come a long way. Stringent OSHA requirements have been a catalyst for advancements in everything from hazardous material handling to fall protection. Not only have we been made aware of hazards of all types, but safety products have been invented and introduced, such as hazardous chemicals, for example. Many products have been reformulated so they're safer and, in some cases, no longer hazardous. Respirators, eye protection, hearing protection—these things were available but not used widely by the industry 25 years ago. Using safety equipment was a sign of weakness; now it's a badge of honor. Twenty-five years ago being "tied off" meant having a rope tied to your belt. Today's safety harnesses are designed to absorb energy so when you fall, the "sudden stop at the bottom" isn't sudden enough to kill you.

Construction equipment has continued to



Building One of the Belmont Townhomes awaits roof trusses as a rainy winter slows projects all over town. This 28-unit condominium project will be completed this summer.



The Collins Lake Club House, completed in time for winter, provides a cozy recreation facility for the resort and includes an outdoor pool and spa.

change. Lasers have replaced levels. Originally used for surveying, they rapidly became adapted to uses in everything from excavation (laser guided and GPS guided heavy equipment) to framing and finish work. Mini-excavators are rapidly replacing the laborer and the shovel! Battery powered hand tools have made extension cords a novelty on many sites and increased productivity dramatically. High lifts and



The Oleson Road Apartments take shape this past winter.



On Mount Hood at Government Camp JHC crews completed the first 151 units of the Collins Lake Resort Condominium project this spring. Snow was a critical challenge during the three-year job.

scissor lifts have become more commonplace than ladders and scaffolding.

Product technology—there isn't room here to scratch the surface of the technological changes in building products. Concrete advances alone could run several pages. The demand for energy efficiency has changed everything from heating and cooling equipment to building envelope design.

continued on page 4



JOSEPH HUGHES CONSTRUCTION
GENERAL CONTRACTOR

11125 SW Barbur Boulevard, Portland, OR 97219-8629

TEL (503) 624-7100 • FAX (503) 684-5295 • EMAIL joehughes@joehughes.com

A Quarter Century... *continued from page 1*

Information management has advanced perhaps the most. Before faxes, we relied on the mail to get our information. You could always buy yourself some time by claiming the mail hadn't come yet! Now we are faxing through our computers and bypassing the use of paper. We used to have to physically transport drawings all over town from the architect to the print shop, to the contractor, to the subs. Now we e-mail the majority of our plans and print only what we need at our offices. Subs can go to our website and download plans. They don't come by the office like they used to; there's no need!

E-mail. There's another thing we never dreamed of in 1981! We now take digital pictures on job sites and e-mail them to architects, engineers and subcontractors so problems can be visualized and trips to the jobsite saved. The efficiency of information management is huge, i.e., scheduling programs. It used to be that a job schedule had to be drawn, copied and mailed to all the players and then updated and mailed again. Now its all done electronically.

And let's not forget about the bean counters! Accounting software for construction was practically non-existent in 1981 (not that JHC was large enough to feel that pain back then). Along with PCs came programs to manage accounting information in ways never dreamed of before. Reports have become increasingly effortless, payroll faster, banking easier, online account management, electronic funds transfers, etc.

Lap tops, cell phones, Blackberries, CAD files, wireless, GPS, CDs, DVDs, MP3s, lasers, websites, EFTs, satellite radio and TV, the Internet—the list goes on and on. I can't imagine what the next 25 years will bring, but as the future arrives I'll do my best to keep up with it. And if I can't, we're hiring young people who can!

Thanks for listening



Joe Hughes

Postscript:

I want to personally thank everyone who has contributed to our success (and in some years, just survival) over the last 25 years. You have all had a role to play in the evolution of JHC from one man, a dog and a truck to this thriving business with 40+ employees. This business continues to be challenging and fun for me. I greet each day enthusiastically and sincerely hope that we are accomplishing our mission and providing construction services that are pleasurable and profitable for everyone with whom we work. Again, thank you for all the trust and confidence placed in us over the years.



JOSEPH HUGHES CONSTRUCTION
GENERAL CONTRACTOR

11125 SW Barbur Boulevard, Portland, OR 97219-8629
TEL (503) 624-7100 • FAX (503) 684-5295



What's New?

Recent and Ongoing Projects

- Collins Lake Condominiums, Government Camp, Ore.
- New 44,000 sf office building, Durham, Ore.
- Belmont Townhomes - 28 condo units under construction, Portland, Ore.
- Grand Rental Station, Cornelius, Ore.
- Oleson Apartments, Portland, Ore.
- Burnside Commons, Portland, Ore.
- Walgreen's, The Dalles and Springfield, Ore.
- Hood River Square, Hood River, Ore.
- Vista House, Columbia River Gorge, Ore.
- First American Title, various Oregon locations
- LA Weight Loss, Washington Green, Ore.
- Courtyards at Springville Residing, Portland, Ore.
- Hoya Vision Care, Portland, Ore.
- Boys and Girls Club Remodel, Portland, Ore.
- Tenant improvements at King Road, Milwaukie, Ore.
- Rathbone Building, Portland, Ore.
- Nimbus Retail, Beaverton, Ore.
- Vino 100, Hillsboro, Ore.



Have You Visited Our Website Yet?

If not, don't hesitate to check us out at www.joehughes.com